

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK**

In re: REALTY & SERVICES GROUP INC.	§	Case No. 16-45643-ESS
	§	
	§	
	§	

Debtor(s)

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION
REPORT CERTIFICATION THAT THE ESTATE HAS BEEN FULLY
ADMINISTERED AND APPLICATION TO BE DISCHARGED (TDR)**

Lori Lapin Jones, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: <u>\$0.00</u> <i>(without deducting any secured claims)</i>	Assets Exempt: <u>N/A</u>
Total Distributions to Claimants: <u>\$1,067,676.26</u>	Claims Discharged Without Payment: <u>N/A</u>
Total Expenses of Administration: <u>\$227,519.82</u>	

3) Total gross receipts of \$1,295,196.08 (see **Exhibit 1**), minus funds paid to the debtor and third parties of \$0.00 (see **Exhibit 2**), yielded net receipts of \$1,295,196.08 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
SECURED CLAIMS (from Exhibit 3)	\$953,424.00	\$1,100,597.58	\$1,066,356.15	\$1,066,356.15
PRIORITY CLAIMS:				
CHAPTER 7 ADMIN. FEES AND CHARGES (from Exhibit 4)	\$0.00	\$227,412.55	\$226,842.57	\$226,842.57
PRIOR CHAPTER ADMIN. FEES AND CHARGES (from Exhibit 5)	\$0.00	\$677.25	\$677.25	\$677.25
PRIORITY UNSECURED CLAIMS (from Exhibit 6)	\$0.00	\$1,300.92	\$1,300.92	\$1,300.92
GENERAL UNSECURED CLAIMS (from Exhibit 7)	\$268,591.00	\$19.19	\$19.19	\$19.19
TOTAL DISBURSEMENTS	\$1,222,015.00	\$1,330,007.49	\$1,295,196.08	\$1,295,196.08

4) This case was originally filed under chapter 11 on 12/15/2016, and it was converted to chapter 7 on 04/21/2017. The case was pending for 23 months.

5) All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6) An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 04/07/2019

By: /s/ Lori Lapin Jones, Trustee
Trustee

STATEMENT This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO
FINAL ACCOUNT**

EXHIBIT 1 – GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE ¹	\$ AMOUNT RECEIVED
Deposit and Prepayments	1129-000	\$0.00
207 Kosciuszko St, Brooklyn, NY 11216-4644, Fee Simple	1110-000	\$1,230,333.60
RENTS	1222-000	\$56,179.48
Turnover of DIP Account	1290-010	\$8,683.00
TOTAL GROSS RECEIPTS		\$1,295,196.08
¹ The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.		

EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES

PAYEE	DESCRIPTION	UNIFORM TRAN. CODE	\$ AMOUNT PAID
	None		

EXHIBIT 3 - SECURED CLAIMS

Claim NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
	Home Heating Oil	4120-000	NA	\$5,800.00	\$5,800.00	\$5,800.00
	NYC Department of Finance	4700-000	NA	\$57.46	\$57.46	\$57.46
	NYCTL 2017-A Trust	4700-000	NA	-\$4.46	-\$4.46	-\$4.46
	NYCTL 2017-A Trust MTAG	4700-000	NA	\$9,053.46	\$9,053.46	\$9,053.46
1	New York City Water Board Andrew Rettig Assistant Counsel	4110-000	NA	\$12,313.23	\$460.31	\$460.31
6	NYC Office of Administrative Trials and Hearings	4110-000	NA	\$324.88	\$126.48	\$126.48
8	HSBC Bank USA, N.A. Trustee (See 410)c/o Specialized Loan Servicing LLC	4110-000	\$953,424.00	\$1,017,879.43	\$996,560.36	\$996,560.36
11	New York City Dept of Finance	4110-000	NA	\$871.04	\$0.00	\$0.00
LIBERTY	Liberty Holdings NYC, LLC	4110-000	NA	\$54,302.54	\$54,302.54	\$54,302.54
TOTAL SECURED			\$953,424.00	\$1,100,597.58	\$1,066,356.15	\$1,066,356.15

EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Trustee, Fees - Lori Lapin Jones, Chapter 7 Trustee	2100-000	NA	\$276.54	\$276.54	\$276.54
Trustee, Fees - Lori Lapin Jones	2100-000	NA	\$60,138.90	\$60,138.90	\$60,138.90
Trustee, Expenses - Lori Lapin Jones	2200-000	NA	\$406.41	\$406.41	\$406.41
Auctioneer Fees - M.Y.C. ASSOCIATES	3610-000	NA	\$49,200.00	\$49,200.00	\$49,200.00
Auctioneer Expenses - M.Y.C. ASSOCIATES	3620-000	NA	\$218.40	\$218.40	\$218.40
Fees, United States Trustee	2950-000	NA	\$1,625.00	\$1,625.00	\$1,625.00
Bond Payments - International Sureties, Ltd.	2300-000	NA	\$0.00	\$4.10	\$4.10
Insurance - Lantern Brokerage	2420-750	NA	\$732.91	\$732.91	\$732.91
Banking and Technology Service Fee - Rabobank, N.A.	2600-000	NA	\$0.00	\$0.00	\$0.00
Chapter 7 Operating Case Expenses - AP Tek Restoration Inc.	2690-000	NA	\$7,750.00	\$7,750.00	\$7,750.00
Chapter 7 Operating Case Expenses - Con Edison	2690-000	NA	\$132.52	\$132.52	\$132.52
Chapter 7 Operating Case Expenses - ConEdison	2690-000	NA	-\$96.35	-\$96.35	-\$96.35
Chapter 7 Operating Case Expenses - Interstate Fire & Safety Company, Inc.	2690-000	NA	\$384.13	\$384.13	\$384.13
Chapter 7 Operating Case Expenses - National Grid	2690-000	NA	\$307.49	\$307.49	\$307.49
Income Taxes - Internal Revenue Service (post-petition) - Internal Revenue Service	2810-000	NA	\$576.54	\$0.00	\$0.00
Other State or Local Taxes (post- petition) - NYC Department of Finance	2820-000	NA	\$50.00	\$50.00	\$50.00
Other State or Local Taxes (post- petition) - NYS Corporate Tax	2820-000	NA	\$175.00	\$175.00	\$175.00
Other State or Local Taxes (post- petition) - NYS Corporation Tax	2820-000	NA	\$25.00	\$25.00	\$25.00
Other State or Local Taxes (post- petition) - New York State Department of Taxation & Finance	2820-000	NA	\$226.17	\$226.17	\$226.17
Other Chapter 7 Administrative Expenses - AP Tek Restoration	2990-000	NA	\$2,850.00	\$2,850.00	\$2,850.00
Other Chapter 7 Administrative Expenses - AP Tek Restoration Inc	2990-000	NA	\$1,000.00	\$1,000.00	\$1,000.00

Other Chapter 7 Administrative Expenses - AP Tek Restoration Inc.	2990-000	NA	\$1,575.00	\$1,575.00	\$1,575.00
Other Chapter 7 Administrative Expenses - Con Edison	2990-000	NA	\$254.10	\$254.10	\$254.10
Other Chapter 7 Administrative Expenses - Lantern Brokerage	2990-000	NA	\$1,860.10	\$1,860.10	\$1,860.10
Other Chapter 7 Administrative Expenses - M.Y.C. & Associates, Inc.	2990-000	NA	\$418.74	\$418.74	\$418.74
Other Chapter 7 Administrative Expenses - NYC Department of Finance	2990-000	NA	\$15,000.00	\$15,000.00	\$15,000.00
Other Chapter 7 Administrative Expenses - National Grid	2990-000	NA	\$604.58	\$604.58	\$604.58
Other Chapter 7 Administrative Expenses - Nationalgrid	2990-000	NA	\$608.48	\$608.48	\$608.48
Other Chapter 7 Administrative Expenses - Yoel Y. Rosenberg	2990-000	NA	\$3,682.42	\$3,682.42	\$3,682.42
Other Chapter 7 Administrative Expenses - conEdison	2990-000	NA	\$70.03	\$70.03	\$70.03
Other Chapter 7 Administrative Expenses - nationalgrid	2990-000	NA	\$695.81	\$695.81	\$695.81
Attorney for Trustee Fees (Other Firm) - LAMONICA HERBST & MANISCALCO LLP	3210-000	NA	\$67,461.17	\$67,463.63	\$67,463.63
Attorney for Trustee Expenses (Other Firm) - LAMONICA, HERBST & MANISCALCO, LLP	3220-000	NA	\$1,403.46	\$1,403.46	\$1,403.46
Accountant for Trustee Fees (Other Firm) - JOSEPH A. BRODERICK P.C.	3410-000	NA	\$7,800.00	\$7,800.00	\$7,800.00
TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES		NA	\$227,412.55	\$226,842.57	\$226,842.57

EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Prior Chapter Other Operating Expenses - Con Edison	6950-000	NA	\$80.79	\$80.79	\$80.79
Other Prior Chapter Administrative Expenses - MYC & Associates, Inc.	6990-000	NA	\$88.44	\$88.44	\$88.44
Other Operating Expenses (Chapter 12 or 13) - Nationalgrid	6950-710	NA	\$508.02	\$508.02	\$508.02
TOTAL PRIOR CHAPTER ADMIN. FEES AND CHARGES		\$0.00	\$677.25	\$677.25	\$677.25

EXHIBIT 6 – PRIORITY UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6E)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
3-2	Internal Revenue Service	5800-000	NA	\$0.00	\$0.00	\$0.00
5	NYC Department of FinanceTax, Audit and Enforcement Division	5800-000	NA	\$1,275.92	\$1,275.92	\$1,275.92
10	New York State Department of Taxation & Finance Bankruptcy Section	5800-000	NA	\$25.00	\$25.00	\$25.00
TOTAL PRIORITY UNSECURED CLAIMS			\$0.00	\$1,300.92	\$1,300.92	\$1,300.92

EXHIBIT 7 – GENERAL UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
2	Consolidated Edison Company of New York, Inc.	7100-000	NA	\$19.19	\$19.19	\$19.19
4-2	Consolidated Edison Company of New York, Inc.	7100-000	NA	\$0.00	\$0.00	\$0.00
N/F	Dream Builders Investments LLC	7100-000	\$199,000.00	NA	NA	NA
N/F	NYC Dep't Finance	7100-000	\$9,653.00	NA	NA	NA
N/F	NYC Dept of Finance	7100-000	\$13,138.00	NA	NA	NA
N/F	NYC Env'tl Control Board	7100-000	\$46,800.00	NA	NA	NA
TOTAL GENERAL UNSECURED CLAIMS			\$268,591.00	\$19.19	\$19.19	\$19.19

Form 1

Individual Estate Property Record and Report

Asset Cases

Exhibit 8

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Case No.: 16-45643-ESS**Case Name:** REALTY & SERVICES GROUP INC.**Trustee Name:** (521860) Lori Lapin Jones**Date Filed (f) or Converted (c):** 04/21/2017 (c)**§ 341(a) Meeting Date:** 06/08/2017**For Period Ending:** 04/07/2019**Claims Bar Date:** 02/05/2018

1 Asset Description (Scheduled And Unscheduled (u) Property) Ref. #	2 Petition/ Unscheduled Values	3 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	4 Property Formally Abandoned OA=§554(a) abandon.	5 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1 Deposit and Prepayments	8,668.00	6,830.00		0.00	FA
2 207 Kosciuszko St, Brooklyn, NY 11216-4644, Fee Simple	1,500,000.00	1,230,000.00		1,230,333.60	FA
3 VOID (u)	VOID	VOID	VOID	VOID	VOID
4 Turnover of DIP Account (u)	0.00	8,683.00		8,683.00	FA
5 RENTS (u)	0.00	0.00		56,179.48	FA
6 VOID	VOID	VOID	VOID	VOID	VOID
6 Assets Totals (Excluding unknown values)	\$1,508,668.00	\$1,245,513.00		\$1,295,196.08	\$0.00

Major Activities Affecting Case Closing:

4/26/17 - Appointed successor Trustee.
 5/26/17 - Order approving employment of attorneys.
 6/6/17 - Request bar date.
 8/10/17 - File 2004 application - second mortgage.
 9/5/17 - Bar date.
 9/7/17 - Order granting 2004 application.
 11/3/17 - Conducted 341 meeting.
 11/7/17 - File motion to approve sale and agreement with second mortgagee.
 11/30/17 - File motion to approve retention of broker.
 12/1/17 - Order approving retention of broker.
 12/12/17 - Order approving motion for authority to sell and agreement with second mortgagee and to operate and use cash.
 12/13/17 - File motion to set Chapter 11 administrative bar date.
 12/18/17 - Order entered setting Chapter 11 bar date.
 1/9/18 - Order approving employment of accountant.
 2/22/18 - Auction sale.
 3/9/18 - File quarterly cash receipts/disbursements report.
 4/22/18 - Order confirming Sale.
 5/15/18 - Closing on Sale.
 5/16 and 5/29/18 - Pay first lender.
 7/2/18 - File tax returns.

Initial Projected Date Of Final Report (TFR): 12/31/2018**Current Projected Date Of Final Report (TFR):** 07/30/2018 (Actual)

Form 2

Exhibit 9

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Cash Receipts And Disbursements Record**Case No.:** 16-45643-ESS**Trustee Name:**

Lori Lapin Jones (521860)

Case Name: REALTY & SERVICES GROUP INC.**Bank Name:**

Rabobank, N.A.

Taxpayer ID #: **-***2137**Account #:**

*****9500 Checking - Security Deposits

For Period Ending: 04/07/2019**Blanket Bond (per case limit):** \$47,747,648.00**Separate Bond (if applicable):** N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
12/19/17	{1}	ANM Management LLC	Security deposits	1129-000	6,630.00		6,630.00
05/14/18	101 {1}	Yoel Y. Rosenberg	Turnover of security deposits in connection with the sale of the property	1129-000	-6,630.00		0.00

COLUMN TOTALS**0.00****0.00****\$0.00**

Less: Bank Transfers/CDs

0.00**0.00****Subtotal****0.00****0.00**

Less: Payments to Debtors

0.00**NET Receipts / Disbursements****\$0.00****\$0.00**

Form 2

Exhibit 9

Page: 2

Cash Receipts And Disbursements Record**Case No.:** 16-45643-ESS**Trustee Name:**

Lori Lapin Jones (521860)

Case Name: REALTY & SERVICES GROUP INC.**Bank Name:**

Rabobank, N.A.

Taxpayer ID #: **_***2137**Account #:**

*****9501 Turnover of DIP funds

For Period Ending: 04/07/2019**Blanket Bond (per case limit):** \$47,747,648.00**Separate Bond (if applicable):** N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
12/19/17	{4}	Realty Services Group Inc.	Turnover of DIP account	1290-010	8,683.00		8,683.00
12/29/17		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		10.00	8,673.00
01/03/18		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		-10.00	8,683.00
01/03/18	201	Lantern Brokerage	First installment insurance premium	2990-000		1,005.05	7,677.95
01/08/18	202	Realty Services Group Inc.	Payment pursuant to Court Order - reimbursement for plumbing parts and smoke detectors Voided on 01/08/2018	2990-004		418.74	7,259.21
01/08/18	202	Realty Services Group Inc.	Payment pursuant to Court Order - reimbursement for plumbing parts and smoke detectors Voided on 01/08/2018	2990-004		-418.74	7,677.95
01/08/18	203	Con Edison	Utilities payment pursuant to Court Order Acct. No. **_****_****_006-8	2990-000		182.85	7,495.10
01/08/18	204	M.Y.C. & Associates, Inc.	Payment pursuant to Court Order Reimbursement for plumbing parts and smoke detectors	2990-000		418.74	7,076.36
01/12/18	205	International Sureties, Ltd.	Bond No. 016027942 - period 1/1/18 - 1/1/19	2300-000		4.10	7,072.26
01/19/18	206	Interstate Fire & Safety Company, Inc.	Fire extinguishers and labor	2690-000		384.13	6,688.13
01/19/18	207	National Grid	utilities - Account No. *****2917	2990-000		604.58	6,083.55
02/05/18	208	Nationalgrid	utilities (heat)	6950-710		508.02	5,575.53
02/05/18	209	MYC & Associates, Inc.	Payment for plumbing repair work	6990-000		88.44	5,487.09
02/12/18	210	Con Edison	Utilities - Account No. **_****_****_006-8	6950-000		80.79	5,406.30
03/06/18	211	Lantern Brokerage	Realty & Services Group insurance (second installment) Invoice # 1596	2990-000		855.05	4,551.25
03/06/18	212	nationalgrid	Account # *****2917	2990-000		695.81	3,855.44
03/06/18	213	AP Tek Restoration	Plumbing Repair Work (Ref: 2018-21)	2990-000		2,850.00	1,005.44
03/09/18	214	conEdison	Account No. **_*****_006-8	2990-000		70.03	935.41
09/24/18		To Account #*****9503	transfer to write checks	9999-000		935.41	0.00

Page Subtotals: \$8,683.00 \$8,683.00

Form 2

Exhibit 9

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Cash Receipts And Disbursements Record**Case No.:** 16-45643-ESS**Trustee Name:** Lori Lapin Jones (521860)**Case Name:** REALTY & SERVICES GROUP INC.**Bank Name:** Rabobank, N.A.**Taxpayer ID #:** **_***2137**Account #:** *****9501 Turnover of DIP funds**For Period Ending:** 04/07/2019**Blanket Bond (per case limit):** \$47,747,648.00**Separate Bond (if applicable):** N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance

COLUMN TOTALS					8,683.00	8,683.00	\$0.00
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Less: Bank Transfers/CDs

0.00

935.41**Subtotal****8,683.00****7,747.59**

Less: Payments to Debtors

0.00**NET Receipts / Disbursements****\$8,683.00****\$7,747.59**

Form 2

Exhibit 9

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Cash Receipts And Disbursements Record**Case No.:** 16-45643-ESS**Trustee Name:**

Lori Lapin Jones (521860)

Case Name: REALTY & SERVICES GROUP INC.**Bank Name:**

Rabobank, N.A.

Taxpayer ID #: **_***2137**Account #:**

*****9502 RENTS

For Period Ending: 04/07/2019**Blanket Bond (per case limit):** \$47,747,648.00**Separate Bond (if applicable):** N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
01/19/18	{5}	Jelisa R. Blumberg	January 2018 rent	1222-000	1,000.00		1,000.00
01/19/18	{5}	Emily V. Watson	January rent	1222-000	2,150.00		3,150.00
01/19/18	{5}	Colleen Tuite	207 Kosciuszko St. #3 January rent	1222-000	2,340.00		5,490.00
01/19/18	{5}	Patricia & Christopher Chavez	January 2018 - rent 207 Kosc, #1	1222-000	1,225.00		6,715.00
02/12/18	{5}	Emily Watson	February rent	1222-000	2,150.00		8,865.00
02/12/18	{5}	Colleen Tuite	February rent	1222-000	1,815.00		10,680.00
02/20/18	{5}	Jelisa R Blumberg	February rent	1222-000	1,000.00		11,680.00
02/20/18	{5}	Christopher J Chavez	February rent	1222-000	1,225.00		12,905.00
03/12/18	101	AP Tek Restoration Inc	Deposit for roof repair (Ref 2018-09)	2990-000		1,000.00	11,905.00
03/13/18	{5}	Colleen Tuite	Rent for Unit 3	1222-000	2,106.00		14,011.00
03/13/18	{5}	Emily V. Watson	Rent for Unit 2	1222-000	2,150.00		16,161.00
03/13/18	102	AP Tek Restoration Inc.	Balance on roof repair (Ref. 2018-09)	2690-000		1,500.00	14,661.00
03/13/18	103	AP Tek Restoration Inc.	New Boiler (Ref: 2018-09)	2690-000		6,250.00	8,411.00
03/19/18	{5}	Emily V. Watson	Reversal of Deposit dated 3/13/2018; Deposit Item Returned	1222-000	-2,150.00		6,261.00
03/20/18	{5}	Colleen Tuite	Reversal of Deposit dated 3/13/2018; Deposit Item Returned	1222-000	-2,106.00		4,155.00
03/29/18	{5}	Emily V. Watson	March rent - minus days without heat	1222-000	1,501.50		5,656.50
03/29/18	{5}	Colleen Tuite	March rent	1222-000	1,608.00		7,264.50
03/29/18	{5}	Jelisa Blumberg	March rent - prorated	1222-000	717.50		7,982.00
03/29/18	{5}	Christopher Chavez	March rent	1222-000	857.50		8,839.50
04/13/18	{5}	Emily Watson	April rent	1222-000	2,150.00		10,989.50
04/13/18	{5}	Colleen Tuite	April rent	1222-000	2,340.00		13,329.50
04/16/18	104	Nationalgrid	Account No. *****2917	2990-000		519.40	12,810.10
04/16/18	105	Con Edison	63-3322-4565-0006-B	2990-000		71.25	12,738.85
04/24/18	{5}	Jelisa R. Blumberg	April rent	1222-000	1,025.00		13,763.85
04/24/18	{5}	Patricia & Christopher Chavez	April rent	1222-000	1,225.00		14,988.85
05/03/18	106	Lantern Brokerage	Insurance (Invoice #1662)	2420-750		732.91	14,255.94
05/08/18	107	Con Edison	Acct. No. **_****_****_8207 Kosciusko Street	2690-000		132.52	14,123.42
05/08/18	108	National Grid	Acct. No. *****2917	2690-000		307.49	13,815.93
05/14/18	{5}	Emily Watson	May rent	1222-000	2,150.00		15,965.93

Page Subtotals:**\$26,479.50****\$10,513.57**

Form 2

Exhibit 9

Page: 5

Cash Receipts And Disbursements Record

Case No.: 16-45643-ESS

Trustee Name:

Lori Lapin Jones (521860)

Case Name: REALTY & SERVICES GROUP INC.

Bank Name:

Rabobank, N.A.

Taxpayer ID #: **-***2137

Account #:

*****9502 RENTS

For Period Ending: 04/07/2019

Blanket Bond (per case limit): \$47,747,648.00

Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
05/14/18	{5}	Colleen Tuite	May rent	1222-000	2,340.00		18,305.93
05/15/18	109	AP Tek Restoration Inc.	Repairs - 207 Kosciusko Street	2990-000		1,575.00	16,730.93
05/16/18	110	New York City Water Board	Account No. *****5001	4110-000		70.20	16,660.73
05/18/18	111	Nationalgrid	Account No. *****2917 (final bill)	2990-000		89.08	16,571.65
05/22/18	{5}	Patricia and Christopher Chavez	May rent	1222-000	2,225.00		18,796.65
05/25/18	112	Yoel Y. Rosenberg	Allocation of May 2018 rent for Colleen Tuite and Emily Watson	2990-000		2,462.26	16,334.39
05/29/18	113	New York City Water Board	Title Meter Reading for Acct. No. *****0001	4110-000		390.11	15,944.28
06/04/18	114	Yoel Y. Rosenber	Allocation of May 2018 rent Voided on 06/04/2018	2990-004		1,220.16	14,724.12
06/04/18	114	Yoel Y. Rosenber	Allocation of May 2018 rent Voided on 06/04/2018	2990-004		-1,220.16	15,944.28
06/04/18	115	Yoel Y. Rosenberg	Allocation of May 2018 rent	2990-000		1,220.16	14,724.12
06/22/18	{5}	ANM Management LLC	Presale rent proceeds turned over by Debtor's management company	1222-000	25,134.98		39,859.10
07/02/18	116	NYC Department of Finance	NYC 3L - Realty Services Group, LLC - EIN# 46-3112137 - Year 2017	2820-000		25.00	39,834.10
07/02/18	117	NYS Corporation Tax	CT 35 - Realty & Services Group, Inc. - EIN #46-3112137 - Year 2017	2820-000		25.00	39,809.10
07/02/18	118	NYC Department of Finance	NYC 3-L - Realty & Services Group Inc. EIN# 46-3112137 - Year 2018	2820-000		25.00	39,784.10
07/02/18	119	NYS Corporate Tax	CT 35 - Realty & Services Group Inc. - EIN#46-3112137 - Year 2018	2820-000		175.00	39,609.10
07/09/18		ConEdison	refunds	2690-000		-96.35	39,705.45
09/24/18		To Account #*****9503	transfer to write checks	9999-000		39,705.45	0.00

COLUMN TOTALS

56,179.48

56,179.48

\$0.00

Less: Bank Transfers/CDs

0.00

39,705.45

Subtotal

56,179.48

16,474.03

Less: Payments to Debtors

0.00

NET Receipts / Disbursements

56,179.48

16,474.03

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Exhibit 9

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Cash Receipts And Disbursements Record**Case No.:** 16-45643-ESS**Trustee Name:**

Lori Lapin Jones (521860)

Case Name: REALTY & SERVICES GROUP INC.**Bank Name:**

Rabobank, N.A.

Taxpayer ID #: **_***2137**Account #:**

*****9503 SALE DEPOSIT

For Period Ending: 04/07/2019**Blanket Bond (per case limit):** \$47,747,648.00**Separate Bond (if applicable):** N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
04/12/18	{2}	Yoel Y. Rosenberg and Chaya Rosenberg	Sale deposit	1110-000	123,000.00		123,000.00
05/15/18	{2}	Yoel YI Rosenberg or Chaya Rosenberg	Sale proceeds	1110-000	248,946.50		371,946.50
05/15/18	{2}	The Law Firm of Ryan J Walsh & Associates, Attorney Trust Account	Sale proceeds	1110-000	858,387.10		1,230,333.60
05/15/18	101	NYC Department of Finance	Block 1780; Lot 59 207 Kosciuszko Street ECB Violations per Court Order	2990-000		15,000.00	1,215,333.60
05/16/18	102	Home Heating Oil	Payoff of UCC lien	4120-000		5,800.00	1,209,533.60
05/16/18	103	NYCTL 2017-A Trust MTAG	Lien #1796147/Account No. *- *****0059, SBL 3-1780-59	4700-000		9,053.46	1,200,480.14
05/16/18	104	NYC Department of Finance	Warrant # S0000015210756 and Warrant # S0000014242381	4700-000		57.46	1,200,422.68
05/16/18		Wells Fargo	Paying off mortgage pursuant to short sale	4110-000		995,671.28	204,751.40
05/29/18		Wells Fargo	Paying off mortgage pursuant to short sale. Loan #:101206535	4110-000		889.08	203,862.32
08/20/18		NYCTL 2017-A Trust	Refund on tax lien (re: check number 103)	4700-000		-4.46	203,866.78
09/24/18		To Account #*****9503	transfer to write checks	9999-000	39,705.45		243,572.23
09/24/18		To Account #*****9503	transfer to write checks	9999-000	935.41		244,507.64
09/24/18	105	Liberty Holdings NYC, LLC	Distribution payment - Dividend paid at 100.00% of \$54,302.54; Claim # LIBERTY; Filed: \$54,302.54 Stopped on 01/25/2019	4110-005		54,302.54	190,205.10
09/24/18	106	NYC Office of Administrative Trials and Hearings	Distribution payment - Dividend paid at 100.00% of \$126.48; Claim # 6; Filed: \$324.88	4110-000		126.48	190,078.62
09/24/18	107	Lori Lapin Jones	Distribution payment - Dividend paid at 100.00% of \$60,138.90; Claim # FEE; Filed: \$60,136.90	2100-000		60,138.90	129,939.72
09/24/18	108	Lori Lapin Jones	Distribution payment - Dividend paid at 100.00% of \$406.41; Claim # TE; Filed: \$406.41	2200-000		406.41	129,533.31
09/24/18	109	LAMONICA, HERBST & MANISCALCO, LLP	Distribution payment - Dividend paid at 100.00% of \$1,403.46; Claim # ; Filed: \$1,403.46	3220-000		1,403.46	128,129.85
09/24/18	110	LAMONICA HERBST & MANISCALCO LLP	Distribution payment - Dividend paid at 100.00% of \$67,163.63; Claim # ; Filed: \$67,161.17	3210-000		67,163.63	60,966.22
09/24/18	111	JOSEPH A. BRODERICK P.C.	Distribution payment - Dividend paid at 100.00% of \$7,800.00; Claim # ; Filed: \$7,800.00	3410-000		7,800.00	53,166.22
09/24/18	112	M.Y.C. ASSOCIATES	Distribution payment - Dividend	3610-000		49,200.00	3,966.22

Page Subtotals: \$1,270,974.46 \$1,267,008.24

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Cash Receipts And Disbursements Record

Case No.: 16-45643-ESS

Trustee Name:

Lori Lapin Jones (521860)

Case Name: REALTY & SERVICES GROUP INC.

Bank Name:

Rabobank, N.A.

Taxpayer ID #: **-***2137

Account #:

*****9503 SALE DEPOSIT

For Period Ending: 04/07/2019

Blanket Bond (per case limit): \$47,747,648.00

Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
			paid at 100.00% of \$49,200.00; Claim # ; Filed: \$49,200.00				
09/24/18	113	M.Y.C. ASSOCIATES	Distribution payment - Dividend paid at 100.00% of \$218.40; Claim # ; Filed: \$218.40	3620-000		218.40	3,747.82
09/24/18	114	United States Trustee	Distribution payment - Dividend paid at 100.00% of \$1,300.00; Claim # 7; Filed: \$1,300.00	2950-000		1,300.00	2,447.82
09/24/18	115	Internal Revenue Service	Distribution payment - Dividend paid at 100.00% of \$576.54; Claim # 9; Filed: \$576.54 Voided on 11/02/2018	2810-004		576.54	1,871.28
09/24/18	116	United States Trustee	Distribution payment - Dividend paid at 100.00% of \$325.00; Claim # 12; Filed: \$325.00	2950-000		325.00	1,546.28
09/24/18	117	New York State Department of Taxation & Finance	Distribution payment - Dividend paid at 100.00% of \$226.17; Claim # 13; Filed: \$226.17	2820-000		226.17	1,320.11
09/24/18	118	NYC Department of FinanceTax, Audit and Enforcement Division	Distribution payment - Dividend paid at 100.00% of \$1,275.92; Claim # 5; Filed: \$1,275.92	5800-000		1,275.92	44.19
09/24/18	119	New York State Department of Taxation & Finance Bankruptcy Section	Distribution payment - Dividend paid at 100.00% of \$25.00; Claim # 10; Filed: \$25.00	5800-000		25.00	19.19
09/24/18	120	Consolidated Edison Company of New York, Inc.	Distribution payment - Dividend paid at 100.00% of \$19.19; Claim # 2; Filed: \$19.19	7100-000		19.19	0.00
11/02/18	115	Internal Revenue Service	Distribution payment - Dividend paid at 100.00% of \$576.54; Claim # 9; Filed: \$576.54 Voided on 11/02/2018	2810-004		-576.54	576.54
11/02/18	121	Lori Lapin Jones, Chapter 7 Trustee	Partial distribution from check #115, per Court Order	2100-000		276.54	300.00
11/02/18	122	LAMONICA HERBST & MANISCALCO LLP	Partial distribution from check #115, per Court Order	3210-000		300.00	0.00
01/25/19	105	Liberty Holdings NYC, LLC	Distribution payment - Dividend paid at 100.00% of \$54,302.54; Claim # LIBERTY; Filed: \$54,302.54 Stopped on 01/25/2019	4110-005		-54,302.54	54,302.54
02/22/19	123	Clerk of the Court	Distribution payment - Dividend paid at 100% of \$54,302.54; Claim No. Liberty; Filed \$54,302.54	4110-000		54,302.54	0.00

Page Subtotals:

\$0.00

\$3,966.22

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Cash Receipts And Disbursements Record**Case No.:** 16-45643-ESS**Trustee Name:** Lori Lapin Jones (521860)**Case Name:** REALTY & SERVICES GROUP INC.**Bank Name:** Rabobank, N.A.**Taxpayer ID #:** **_***2137**Account #:** *****9503 SALE DEPOSIT**For Period Ending:** 04/07/2019**Blanket Bond (per case limit):** \$47,747,648.00**Separate Bond (if applicable):** N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance

COLUMN TOTALS					1,270,974.46	1,270,974.46	\$0.00
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Less: Bank Transfers/CDs					40,640.86	0.00	
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Subtotal					1,230,333.60	1,270,974.46	
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Less: Payments to Debtors						0.00	
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NET Receipts / Disbursements					\$1,230,333.60	\$1,270,974.46	
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Form 2

Exhibit 9

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Cash Receipts And Disbursements Record**Case No.:** 16-45643-ESS**Trustee Name:** Lori Lapin Jones (521860)**Case Name:** REALTY & SERVICES GROUP INC.**Bank Name:** Rabobank, N.A.**Taxpayer ID #:** **_***2137**Account #:** *****9503 SALE DEPOSIT**For Period Ending:** 04/07/2019**Blanket Bond (per case limit):** \$47,747,648.00**Separate Bond (if applicable):** N/A

Net Receipts:	\$1,295,196.08
Plus Gross Adjustments:	\$0.00
Less Payments to Debtor:	\$0.00
Less Other Noncompensable Items:	\$0.00
Net Estate:	\$1,295,196.08

TOTAL - ALL ACCOUNTS	NET DEPOSITS	NET DISBURSEMENTS	ACCOUNT BALANCES
*****9500 Checking - Security Deposits	\$0.00	\$0.00	\$0.00
*****9501 Turnover of DIP funds	\$8,683.00	\$7,747.59	\$0.00
*****9502 RENTS	\$56,179.48	\$16,474.03	\$0.00
*****9503 SALE DEPOSIT	\$1,230,333.60	\$1,270,974.46	\$0.00
	\$1,295,196.08	\$1,295,196.08	\$0.00